

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO

February 12, 2008

**Meeting**

Chairman Michael McFarland called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

**Roll Call**

Roll call showed the following Board members present: Mike McFarland, John Berbach, Bryan Blake, Robert Horrocks, and Mark Springer.

Others in attendance: City Planner/Zoning Administrator Matt Spring, Notary Kimberly Patterson, and Board Secretary Marilyn Fennell. Those signing the guest register included Joe Bagi and Paul Lee.

**Approval of Minutes**  
January 8, 2008  
Meeting

Mr. Horrocks **moved to approve the minutes of the January 8, 2008 meeting as presented.** Mr. Springer seconded the motion. Motion carried 5-0.

**Items not on the  
Agenda**

There were no comments on items not on the agenda.

**NEW BUSINESS**  
Deadline Dates

Chairman McFarland announced that the next regularly scheduled Planning Board meeting would be held Tuesday, March 11, 2008. Preliminary Plans, Final Plats and Site Plans must be submitted by 5:00 p.m. on February 19, 2008 and temporary sign requests for display over 30 days must be submitted by 5:00 p.m. on March 5, 2008.

**Public Hearing:** Paul  
Lee, Inlot 4050 (1361  
W. Main) & Inlot 4051  
(55 & 77 Kinna Drive)-  
Zoning Map  
Amendment, GB & I-1  
to HS

Notary Kimberly Patterson swore in all who wished to speak during the public hearing. Mr. Berbach **moved to open the public** hearing. Mr. Springer seconded the motion. Motion passed 5-0.

Mr. Spring said the applicant is requesting a zoning map amendment for the property located at the stated addresses. The current zoning is GB (General Business) and I-1 (Light Industrial). Inlot 4050, 3 acres is GB, Inlot 4050, 1.8962 acres is I-1, and Inlot 4051, 4.8313 acres is I-1. Staff noted that Inlot 4051 contains a small portion (0.531 acre) that is currently zoned HS-Highway Service. This was previously rezoned as part of the Menards subdivision and conveyed to Paul and Kathy Lee via a replat approved by Planning Board on July 10, 2007. Mr. Spring continued that the Comprehensive Master Development Plan indicates that these properties should be zoned a combination of Office Service and Planned Office/Industrial.

Mr. Spring said on January 16, 2007, City Council rezoned the adjacent 18.324 acre tract (Don Wright property) to the east from OS to HS. On July 16, 2007, the Final Plat of the Menards Commercial Park subdivision was approved by City Council. On April 16, 2007 the adjacent 8.665 tract (Tipp City Church of the Nazarene) was rezoned from OS to HS. Mr. Spring gave the permitted and special uses in the Highway Services in his report.

Mr. Spring concluded that:

- The Comprehensive Master Development Plan recommends Inlot 4050 (1361 W. Main Street) should be zoned OS – Office

Service, and Inlot 4051 (55 & 77 Kinna Drive) should be zoned a combination of OS – Office Service and POI Planned Office/Industrial.

- City Council has recently rezoned the adjacent 18.324 acre tract (Menards Commercial Park) to the east from OS – Office Service to HS – Highway Service. Council has also rezoned the adjacent 8.665 acre tract (Tipp City Church of the Nazarene) to the east from OS – Office Service to HS – Highway Service.
- The completion of the thoroughfare network associated with the development of the Menards Commercial Park (Kinna Drive, Harmony Drive, Larch Street and Weller Drive) was recommended by the CMAP and the 2006 Tipp City Thoroughfare Plan for this vicinity.
- The existing uses at Inlot 4050 (1361 W. Main Street) would all be Permitted Uses under the proposed HS – Highway Service Zoning.

Mr. McFarland asked for the Board's comments or questions. Mr. Springer asked Mr. Spring asked how much of Inlot 4051 is occupied. Mr. Spring said the 3 acres at the extreme southern end are Mr. Lee's garage/auto repair business and is zoned General Business. Mr. Springer then asked about the property to the west owned by the City. Mr. Spring replied that is where the water tower is located.

Mr. Horrocks asked if Mr. Lee wished to expand his business, would site plans be required. Mr. Spring said that the garage business currently there is a non-conforming use in the General Business district. If it was zoned Highway-Service, those uses would be a permitted use and there would be a smoother transition if he wished to expand. Mr. Horrocks asked Mr. Lee if he had any current plans to expand. Mr. Lee (152 W. Franklin St.) came forward and said he had some discussions with City staff regarding the current zoning and current economics does not allow expansion now but may in the future. He said he had a conversation with Don Wright (former owner to the east) and Mr. Wright said he had had no leads for any office/service uses. Mr. Lee felt this Highway Service zoning made the property more marketable, especially with the new streets that have been put in.

Mr. Springer asked Mr. Lee if he has checked out all the parking requirements, etc. if the property is rezoned. Mr. Lee said if he does not expand then there would not need to be any changes. But his businesses do fall under the permitted uses in Highway Service zoning. Mr. Spring said that parking requirements are based on the use not the zoning. Mr. Springer said he just wanted to be sure there would be no surprises in 6 months if there were any changes. Mr. Lee said if he changed his site plan, then those matters would need to be brought up to code.

Mr. Springer thought it would be a good fit for the area and make it more marketable. Mr. McFarland **moved to close the public hearing.** Mr. Blake seconded the motion. Motion passed 5-0.

Mr. McFarland **moved to recommend approval of this zoning map amendment request by Paul and Kathy Lee to City Council for Inlot 4050 and Inlot 4051 from GB and I-1 to HS (Highway Service).** Mr. Horrocks seconded the motion. Motion passed 5-0.

## Old Business

There was no Old Business to discuss.

## Miscellaneous

City Council Reports:  
**January 21, 2008-** Mr.  
Berbach

Mr. Berbach reported that the City Council granted a perpetual easement for a building formerly owned by Tipp Machine and Tool. That building has been sold. Mr. McFarland stated that the building has been purchased by DSP Investments which is a holding company for Case Crafters, which is a woodworking company that makes custom office furniture. They are not using much of the office area as Tipp Machine still leases that area for file storage.

February 4, 2008

Mr. Springer reported at the February 4, 2008 meeting there were two items of interest to the Board. The first was an expansion of a Community Reinvestment Area, east side of CR 25A and north and south of the Meijer Distribution property. The other was an ordinance to issue notes for the bonds for the Kinna Drive expansion.

Board member  
comments

Mr. Berbach commented on the good job on the road conditions by the City during the recent weather.

Mr. Horrocks asked if Mr. Spring or Mrs. Fennell could be notarized so Mrs. Patterson does not need to attend the meetings. Mr. Spring said that was being discussed. He also asked if there were any changes in the operating levy that will appear on the March ballot. Mr. Spring said it was the same issue.

Mr. Springer asked if there was any movement on Fieldstone Place. Mr. Spring said there was no additional information; it is ready to move forward. Mr. Springer asked about the Eidemiller property. Mr. Spring said there have been several phone conversations, e-mail and one meeting with a developer regarding requirements for development. There has been no further movement. He also asked about the Loring or Mohr properties. Mr. Spring said there has been nothing further on those properties.

Mr. Spring informed the members that the new zoning maps, to be in color, are delayed as the City's plotter has broken. As soon as that is remedied the Board will have new maps.

## Adjournment

There being no further business for discussion, Mr. Springer **moved that the meeting be adjourned.** Mr. Berbach seconded the motion. The motion unanimously carried. Chairman McFarland declared the meeting adjourned at 7:52 pm.

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Michael McFarland, Planning Board Chairman

Attest: \_\_\_\_\_  
Marilyn Fennell, Board Secretary